

Jeffrey P. & Brooke N. Bolyard
60 Franklin Street
Dublin, OH 43017

Proposed family room addition over existing garage for Jeffrey and Brooke Bolyard

Project Location: 60 Franklin Street, Dublin, OH 43017

Nature of the Project:

We propose to fully enclose the existing patio space located above the garage, making it a conditioned family room, seamlessly integrating the exterior façade and interior space into the current home. The existing garage construction consists of concrete block walls with a precast concrete deck, covered with a 2" top coat, anti-fracture / waterproof membrane, porcelain tile, and a wood railing with aluminum balusters. The new family room will be built on the existing structure maintaining the current hardscape footprint of the property. The new family room is located at the rear of the home with North, East, and South exposures with the primary East façade facing Mill Lane.

The existing double hung vinyl windows and wood French door will be relocated and reused, and supplemented with additional matching windows per the design plan. The existing combination of stucco, manufactured stone, and cedar shingles on the main body of the current home will be extended to the new portion of the home, matching the existing manufacturers and colors. These materials were approved in 2007 and all materials are still available today. The existing roof was recently replaced in 2016 and the same Certainteed Landmark Driftwood dimensional shingle will be used.

Our exterior materials renovation approved and completed in 2007 gave our existing 1950's ranch the character that we desired, similar to the renovation and new construction projects in the Dublin historic district. The proposed project is an extension of those same materials, simply creating more livable space. Our adjacent neighbor to our South (Szuter residence at 80 Franklin St) fully enclosed and conditioned their patio space in 2017 providing them more livable square footage. We intend to do the same. Our adjacent neighbor to our North (Christensen residence at 56 Franklin St) has recently performed a full gut interior and exterior renovation/addition to their 2-story home along with the addition of a detached 2-story, 3-car garage. The proposed addition to our single-story ranch home is designed at a scale appropriate for the neighborhood.